

HUNTERS®

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Heald Close

Hollingworth Lake, Littleborough, OL15 0DL

Offers In Excess Of £325,000



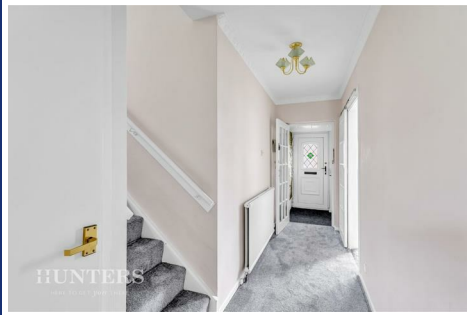
- DESIRABLE HOLLINGWORTH LAKE LOCATION
- THREE BEDROOMS
- NEWLY INSTALLED KITCHEN
- SOLD WITH NO ONWARD CHAIN
- EPC D
- DETACHED PROPERTY
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- NEW BOILER AND RE ROOFED
- LEASEHOLD
- COUNCIL TAX BAND D

Tel: 01706 390 500

Heald Close

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Nestled in a highly desirable location just moments from Hollingworth Lake, this three-bedroom detached home has been lovingly owned for over 50 years. The property benefits from a new roof, a newly installed boiler, and a modern kitchen, while the rest of the home offers an exciting opportunity for slight modernisation to suit personal taste.

Inside, you'll find a welcoming entrance hall, two reception rooms, and a conservatory, providing versatile living space. The newly installed kitchen leads to a side porch, while the first floor features three well-proportioned bedrooms and a four-piece bathroom suite.

Additional benefits include an integral garage, a driveway to the front, and a private rear garden. Ideally positioned close to local shops, a mainline train station, and well-regarded schools, this home is perfect for first-time buyers, downsizers, and young families.

Offered with no onward chain.

Entrance Hall

A welcoming space featuring stairs leading to the first floor, convenient storage cupboards, and doors providing access to the downstairs accommodation.

Lounge

16'9" x 10'10" (5.12 x 3.31)

A bright and spacious room featuring a large front window with a charming feature window seat, allowing plenty of natural light. A side window enhances the airy feel, while the generous layout offers ample space for various furniture arrangements. An electric fireplace serves as a cozy focal point, adding warmth and character to the space.

Dining Room

10'11" x 10'10" (3.33 x 3.31)

A separate reception room adjacent to the kitchen, offering potential to be opened up for a more open-plan layout. Double doors lead through to the conservatory, enhancing the flow of natural light and providing a seamless connection to the outdoor space.

Conservatory

8'2" x 5'10" (2.51 x 1.80)

A bright and airy UPVC conservatory overlooking the garden, providing a relaxing space to enjoy the outdoors all year round.

Kitchen

12'7" x 7'7" (3.86 x 2.33)

A newly installed kitchen featuring modern base and eye-level units, providing plenty of storage space. A window overlooks the rear garden, bringing in natural light, while a door leads to the side porch for added convenience. An additional storage cupboard under the stairs offers further storage.

Side Porch

Leading from the kitchen, the side porch provides convenient access to the garden, offering a practical transition between indoor and outdoor spaces.

First Floor Landing

12'7" x 6'0" (3.86 x 1.84)

A light and airy space featuring a window to the side aspect, allowing natural light to fill the area. It offers access to the loft and doors leading to the upstairs accommodation, ensuring easy flow and access throughout.

Bedroom 1

11'9" x 10'10" (3.60 x 3.31)

A double bedroom with a front aspect, offering a bright and airy space with plenty of natural light.

Bedroom 2

10'11" x 10'10" (3.33 x 3.31)

A spacious double bedroom overlooking the rear aspect.

Bedroom 3

12'7" x 8'9" (3.86 x 2.67)

A good-sized single bedroom with a front aspect, providing a cozy and bright space.

Bathroom

12'7" x 7'7" (3.86 x 2.33)

A spacious, though dated, four-piece suite featuring plenty of room. A cupboard houses the boiler, and a window to the rear.

External

The front garden features a lawn with bush borders, offering a neat and inviting entrance. There is access to the side of the property, which opens to the rear garden. The rear garden boasts a patio area, a lawn, and established plants and shrubs, creating a peaceful outdoor space.

Garage & Parking

15'5" x 8'5" (4.70 x 2.59)

A driveway provides off-road parking for one car, leading to an integral garage.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 938

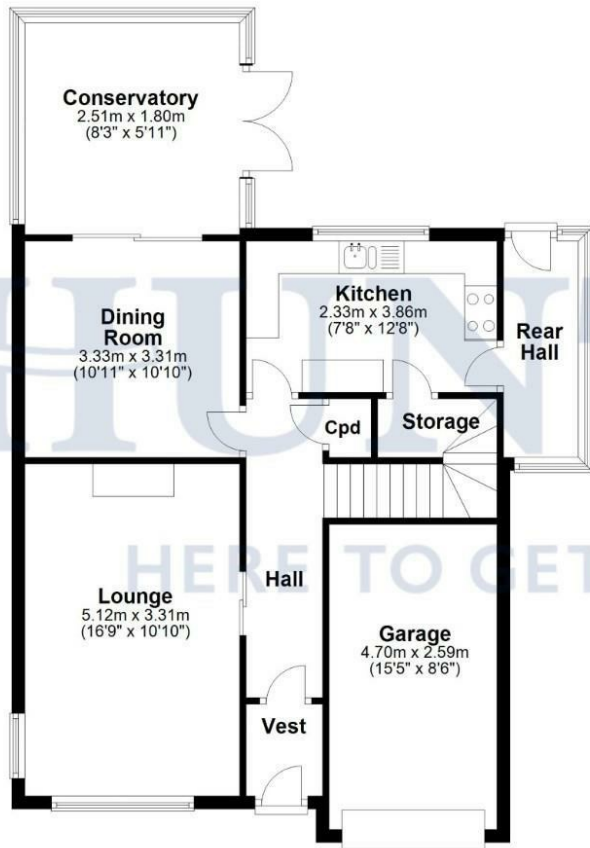
Leasehold Annual Ground Rent Amount £10.00

Council Tax Banding; ROCHDALE COUNCIL
BAND D

Floorplan

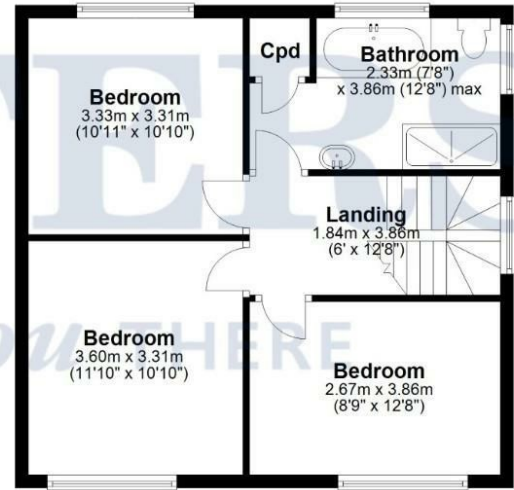
Ground Floor

Approx. 78.8 sq. metres (848.3 sq. feet)



First Floor

Approx. 51.0 sq. metres (549.1 sq. feet)



Total area: approx. 129.8 sq. metres (1397.5 sq. feet)

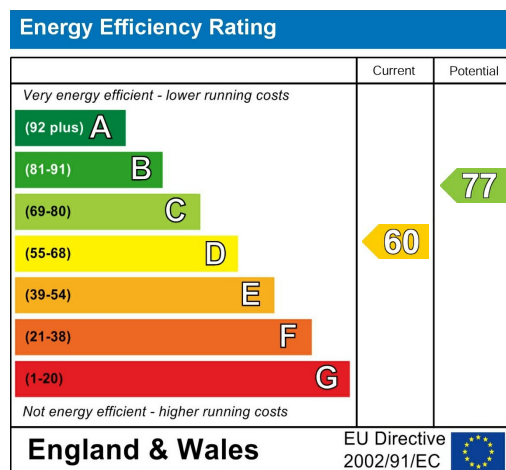
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
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Plan produced using PlanUp.







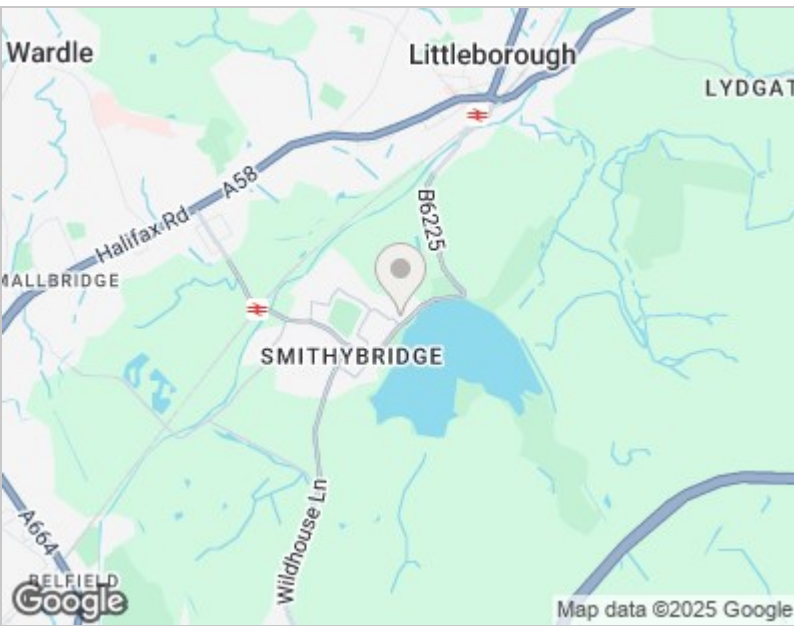
Energy Efficiency Graph



Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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